

**HISTORIC LANDMARK COMMISSION**  
**JANUARY 27, 2014**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2013-0959**  
**406 W. 13<sup>TH</sup> STREET**

**PROPOSAL**

---

Demolish a ca. 1928 house.

**ARCHITECTURE**

---

Two-story, rectangular-plan, hipped-roof frame house with a full-width, shed-roofed, independent porch on plain, square, wood posts and a non-historic railing; non-historic replacement windows with a 1:1 configuration.

**RESEARCH**

---

The house was built around 1928 as a duplex. The first tenants were John H. Chiles, Jr., an insurance agent; and Clifford W. Rhoads, a salesman. Both John Chiles and Clifford Rhoads only lived here until 1930. Earle P. Adams, and his wife, Yolo, rented half of this house in the early 1930s; he was the chairman of the Industrial Accident Board of Texas, and a lawyer in private practice. Bruce W. Bryant, and his wife, Ivy, rented an apartment here in the mid-1930s. He had been a district judge in Haskell County, Texas before moving to Austin to open a private law practice. A Kansas-born auctioneer, Millard M. Mullins, and his wife, Georgia, rented half the house in the late 1930s; Sam Hancock, and his wife, Dolly, rented the other half from the late 1930s through the mid-1940s. Later tenants were not as long-term, but included Churchill and Lillian Deason from the early 1950s to the early 1960s. Deason was a clerk and statistician at the State Railroad Commission; Lillian was a supervisor at the State Board of Control.

**STAFF COMMENTS**

---

The house appears in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

**STAFF RECOMMENDATION**

---

Release the permit. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, and has been modified so that its integrity of materials has been greatly compromised; documentation is not justified.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

CASE#: HDP-2013-0959  
LOCATION: 406 W 13th Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

406 W. 13<sup>th</sup> Street  
ca. 1928



## OCCUPANCY HISTORY 406 W. 13<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2013

- 1992            Vacant
- 1985-86        Vacant  
                 ½:    Vacant
- 1981            Styling Parlour (Cara Kanak, proprietor)  
                 ½:    Jeffrey Rosen, renter  
                 No occupation listed  
                 NOTE: The directory indicates that Jeffrey Rosen was a new resident at  
                 this address.
- 1977            Dana Ellinger, renter  
                 Employed by State Printing (not listed in the directory).  
                 ½:    No return
- 1973            No return  
                 ½:    Willis C. Hollis, Jr., renter  
                 Clerk, University of Texas  
                 NOTE: The directory indicates that Willis C. Hollis, Jr. was a new resident  
                 at this address.
- 1968            Marie Conrey, renter  
                 Clerical supervisor, State Motor Vehicle Division  
                 ½:    Ursula Pavlicka, renter  
                 Clerical supervisor, State Motor Vehicle Division  
                 Also listed is Teresa Pavlicka, a clerk at the State Real Estate  
                 Commission.
- 1962            Churchill C. and Lillian Deason, renters  
                 Churchill:     Statistician, Texas Railroad Commission  
                 Lillian:        Supervisor, State Board of Control  
                 ½:    Teresa J. Pavlica, renter  
                 Clerk, Texas Education Agency  
                 Also listed are Jude M. Pavlica, a clerk at Security National Life  
                 Insurance, 800 Lavaca Street; and Ursula Pavlica, a stenographer for the  
                 State Highway Department.
- 1959            Clara B. Randolph, renter  
                 Widow, R.C. Randolph  
                 No occupation listed  
                 ½:    Talbert E. and Doris C. Meredith, renters  
                 Contractor (office at the house)
- 1955            Alma L. Kiesling, renter  
                 Dressmaker  
                 ½:    Churchill C. and Lillian Deason renters  
                 Clerk, State Railroad Commission

- 1952 Juanita Reavis, renter  
Hostess, Stephen F. Austin Hotel, 7<sup>th</sup> Street and Congress Avenue.  
½: Churchill C. and Lillian Deason, renters  
Manager, C. Mel Miller
- 1949 Clemmie Burnes, renter  
Widow, Burt O. Burnes  
No occupation listed  
½: Norman and Dorothy V. Barr, renters  
Student, University of Texas
- 1947 Burt D. Burnes, renter  
Counselor, Austin High School  
Also listed is Clemmie Burnes, the widow of R.L. Burnes, no occupation stated.  
½: Timothy and Dorothy Cantrell, renters  
Timothy: Student  
Dorothy: Teacher, Wooldridge School, 600 W. 24<sup>th</sup> Street.
- 1944-45 Samuel and Dolly Hancock, renters  
Accountant, State Liquor Control Board  
½: Emory and Irene Byrd, renters  
U.S. Army
- 1941 Samuel H. and Dolly Hancock, renters  
Accountant  
½: Margaret Baugh, renter  
Stenographer
- 1939 Samuel H. and Dolly Hancock, renters  
Accountant  
½: Frances Fleming, renter  
Widow, John P. Fleming  
Clerk, State Highway Department  
  
Millard M. and Georgia Mullins, renters  
Auctioneer  
NOTE: The directory shows the Mullins' address as 1108 W. 7<sup>th</sup> Street.
- 1937 James L. and Marion Darnell, Jr., renters  
Associate geologist, U.S. Department of Reclamation  
½: Millard M. and Georgia Mullins, renters  
Auctioneer
- 1935 Bruce W. and Ivy Bryant, renters  
Lawyer  
½: Thomas G. and Georgia Shepherd, renters  
No occupation listed
- 1932-33 Bruce W. and Ivy M. Bryant, renters  
Assistant Attorney General, State Attorney General's Office  
½: Herbert L. and Gladys Smith, renters  
Lawyer

- 1930-31 Earle P. and Yolo K. Adams, renters  
Chairman, Industrial Accident Board of Texas  
½: Robert I. and Rebecca Wells, renters  
Assistant rate clerk, Railroad Commission of Texas
- 1929 John H. and Jim Chiles, Jr., renters  
General insurance, district agent for Aetna Life Insurance Company, 706-07  
Scarborough Building.  
½: Clifford W. and Katherine Rhoads, renters  
Salesman
- 1927 The address is not listed in the directory.  
NOTE: John H. Chiles, Jr. (no wife listed), was a teller at Austin National Bank;  
he lived at his parents' home at 1606 West Avenue – John H. Chiles, Sr. was the  
president of Austin White Lime and the vice-president of Austin National Bank.
- NOTE: Clifford W. Rhoads was not listed in the directory.

**BIOGRAPHICAL NOTES:****John H. and Jim Chiles, Jr. (ca. 1928 – ca. 1930)**

John H. and Jim Chiles, Jr. appear in the 1930 Census as the renters of 1304 Guadalupe Street. John H. Chiles, Jr. was then 28, had been born in Texas, and was an insurance agent. Jim Chiles was then 23, had been born in Texas, and had no occupation listed. They had an African-American servant, Alex Phillips. By 1940, John H. Chiles, Jr. was divorced, and living next to his parents at 1606 ½ West Avenue. He was the proprietor of the Old Line Life Insurance Company.

**Earle P. and Yolo Adams (ca. 1930 – ca. 1932)**

Earle P. and Yolo Adams appear in the 1930 U.S. Census as the renters of this house (no other tenant is shown). Earle Adams was then 37, had been born in Texas, and was a lawyer in general practice. Yolo Adams was then 36, had been born in Arkansas, and had no occupation listed. They had two children: June, 11; and Joe, 9. Both children had been born in Texas.

NOTE: Robert and Rebecca Wells, who are listed at this address in the city directory, are listed as renters of an apartment at 208 W. 17<sup>th</sup> Street in the 1930 U.S. Census report. Robert Wells was the clerk for the Railroad Commission.

**Bruce and Ivy Bryant (ca. 1932 – ca. 1936)**

Bruce W. and Ivy Bryant appear in the 1930 U.S. Census for Haskell, Texas, where Bruce was a 52-year old Kentucky-born district judge. Ivy Bryant was 40, had been born in Texas, and had no occupation listed. They had four children: daughter Brucile, 19, and sons, Joe, 17, Frank, 123, and Billie, 3. By 1940, Bruce and Ivy Bryant were renting an apartment at 909 W. 6<sup>th</sup> Street in Austin. He was an assistant State Attorney General.

**Millard and Georgia Mullins (ca. 1936 – ca. 1938)**

Millard and Georgia Mullins appear in the 1940 U.S. Census for Houston, Texas, where they rented a house. Millard Mullins was then 56, had been born in Kansas, and was an auctioneer. Georgia Mullins was then 49, had been born in Nebraska, and had no occupation listed. The census report shows that they had lived in Austin in 1935. The 1930 U.S. Census shows them in San Angelo, Texas, where Millard ran a retail grocery store and Georgia was a saleslady in the store. Their daughter, Alma, was a stenographer for an oil operator.

**Sam and Dolly Hancock (ca. 1938 – ca.1946)**

Sam and Dolly Hancock appear in the 1940 U.S. Census as the renters of an apartment at 703 Lavaca Street, although from city directory listings, it appears that they were living in this house at the same time. Sam Hancock was a 54 year old, Texas-born accountant for the Texas Railroad Commission; Dolly Hancock was 50, had been born in Texas, and had no occupation listed. With them lived their daughter, Elyse Vernon, a 27-year old divorcee, and her two young daughters, Dixie and Elizabeth. Elyse worked for the U.S. Department of Agriculture, and had lived in Houston, Texas in 1935. Sam, Dolly, and Elyse were living in Houston in 1930, where Sam was a cotton buyer; they had five roomers in their house there.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

No. A 1823

**PERMIT FOR WATER SERVICE - Austin, Texas**

M. *E. B. Yenser* Address *406 W 13<sup>th</sup>*

Plumber *Harper & Hurren* Size of Tap *1/2"* Date *7/27/28*

---

Foreman's Report.

Date of Connection	<i>7/16/28</i>	No. Fittings	Size	
Size of Tap Made	<i>3/4"</i>	1 Curb Cock	<i>3/4"</i>	
Size Service Made	<i>3/4"</i>	1 Elbow	<i>3/4"</i>	
Size Main Tapped	<i>6"</i>	1 St. Elbow	<i>3/4"</i>	
From Front Prop. Line to Curb Cock	<i>18"</i>	1 Bushing	<i>3/4"</i>	
" " " " " "	<i>9"</i>	1 Reducer	<i>3/4"</i>	
Location of Meter	<i>at curb</i>	2 Pipe	<i>3/4"</i>	
Type of Box	<i>Arch</i>	1 Comp	<i>3/4"</i>	
Depth of Main in St.	<i>18"</i>	Nipples		
" " Service Line	<i>10"</i>	Union		
From Curb Cock to Tap on Main	<i>8.6"</i>	Plug		
Checked by Engr. Dept.		Tee		
		1 Stop		
		1 Box		
		1 Lid		
		Valves		
		Req. No.		<i>4405</i>

Foreman's Signature *Berman*

INDEXED

Permit for water service at this address (1928)